

**DELEGATED REPORT****TO:** SENIOR PLANNER**FROM:** PLANNING OFFICER**FILE:** OPW/20/0002**DATE:** 29 July 2020**APPLICATION DETAILS**

<b>APPLICATION</b>		<b>PREMISES</b>	
<b>APPLICANT</b>	Bartter Enterprises Pty Ltd	<b>ADDRESS</b>	2 Moody Street, Mareeba
<b>DATE LODGED</b>	29 July 2020	<b>RPD</b>	Part of Lot 69 on SP108023
<b>TYPE OF APPROVAL</b>	Development Permit		
<b>PROPOSED DEVELOPMENT</b>	Operational Works - Bulk Earthworks (Water Storage Dam)		

<b>FILE NO</b>	OPW/20/0002	<b>AREA</b>	4 hectare portion of 31.61 hectares allotment
<b>LODGED BY</b>	Warren Cosgrove	<b>OWNER</b>	Steggles Properties Pty Ltd
<b>PLANNING SCHEME</b>	Mareeba Shire Council Planning Scheme 2016		
<b>ZONE</b>	Industry		
<b>LEVEL OF ASSESSMENT</b>	Code assessment		
<b>SUBMISSIONS</b>	N/A - Code Assessment Only		

**ATTACHMENTS:** 1. Proposal Plan/s**THE SITE**

The subject land is situated on the northern outskirts of the Mareeba Township, adjacent the Mareeba Golf Course at 2 Moody Street, Mareeba and forms part of Lot 69 on SP108023. The subject land makes up approximately 4 hectares of Lot 69 and is situated on the western side of the property. The land is zoned *Industry* under the Mareeba Shire Council Planning Scheme 2016.

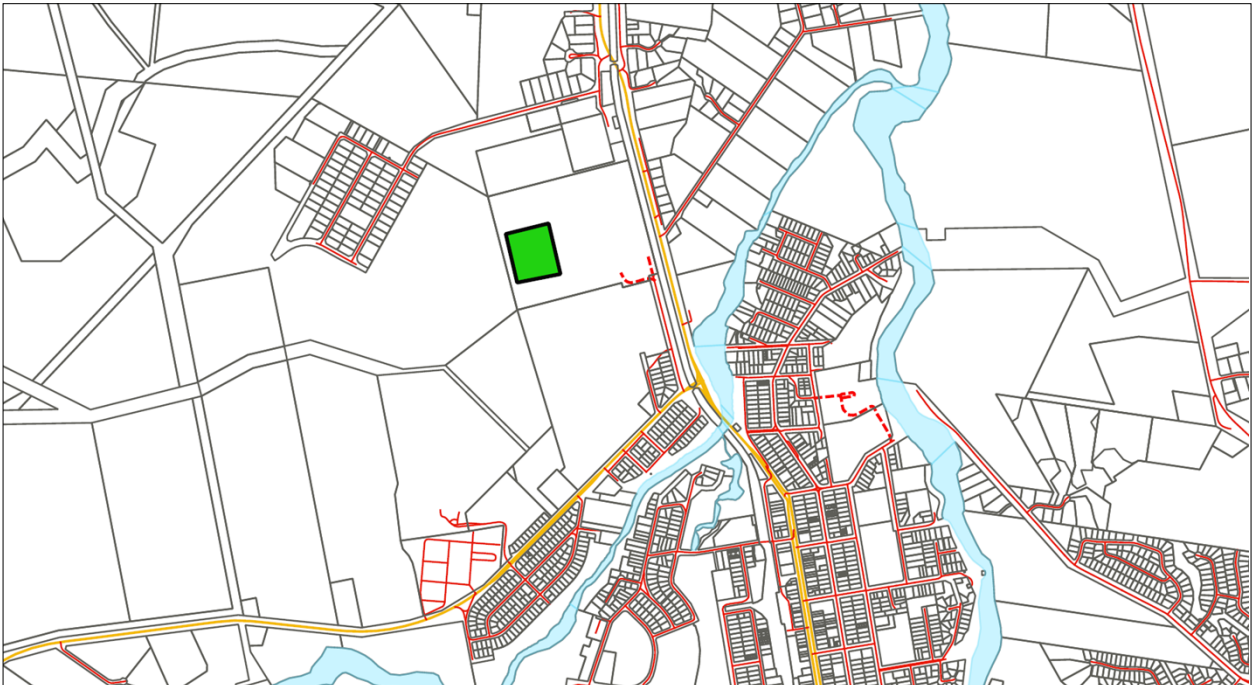
The site is accessed from Moody Street which terminates at the site's southern boundary. The site is improved by the Steggles meat poultry processing facility. The 4 hectare portion of the site the subject of this application includes the wastewater holding/settling ponds for the Steggles factory. The dam proposed by this application is part of the wastewater processing system.

Land adjoining the site to the north and west is zoned *Industry* and contains a mix of established industrial uses and vacant land (balance of the MIP). Land adjoining the site to the south is zoned *Recreation and Open Space* which contains the Mareeba Golf Course. The Mareeba-Kuranda rail corridor and the State controlled Mulligan Highway adjoins the site to the east.



**Map Disclaimer:**

Based on or contains data provided by the State of Queensland (Department of Environment and Resource Management) (2009). In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.



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## PREVIOUS APPLICATIONS & APPROVALS

Nil

## DESCRIPTION OF PROPOSED DEVELOPMENT

The application seeks a Development Permit for Operational Works - Earthworks (Water Storage Dam) in accordance with the plans shown in **Attachment 1**.

The proposed dam will form part of the Steggles meat poultry processing facilities wastewater settling/treatment system. The proposed dam has been designed by an RPEQ.

## ASSESSMENT

### Relevant Development Codes

The following Development Codes are considered to be applicable to the assessment of the application:

- 6.2.9 Industry zone code
- 9.4.5 Works, services and infrastructure code

The application did not include a planning report and assessment against the planning scheme. An officer assessment has found that the application satisfies the relevant acceptable solutions (or probable solutions/performance criteria where no acceptable solution applies) of the relevant codes set out below.

Relevant Codes	Comments
Rural zone code	The application complies with the relevant acceptable/performance outcomes contained within the code.
Works, services and infrastructure code	The application complies with the relevant acceptable/performance outcomes contained within the code.

### FNQROC Regional Development Manual

Section	Assessment
DP1 - Development Principles	N/A
AP1 - Application Procedures	OK
D1 - Road Geometry	N/A
D2 - Site Regrading	OK
D3 - Road Pavements	N/A
D4 - Stormwater Drainage	N/A
D5 - Stormwater Quality Management	N/A
D6 - Water Reticulation	N/A
D7 - Sewerage System	N/A
D8 - Utilities	N/A
D9 - Landscaping	N/A
CP1 - Construction Procedures	OK
S1 - Earthworks Specifications	OK
S2 - Road Pavement Specifications	N/A
S3 - Segmental Paving Specifications	N/A
S4 - Stormwater Drainage Specifications	N/A
S5 - Water Reticulation Specifications	N/A

S6 - Sewerage Reticulation Specifications	N/A
S7 - Concrete Works Specifications	N/A
S8 - Landscaping Specifications	N/A
LG Specific -TRC Requirements	N/A
Standard Drawings	N/A

## REFERRALS

The application did not trigger referral to any referral agency.

## Internal Consultation

Technical Services

## OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

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and in accordance with the Planning Act 2016, the applicant be notified that the application for a development permit for the development specified in (A) is:

Approved by Council in accordance with the approved plans/documents listed in (B), subject to assessment manager conditions in (C), assessment manager's advice in (D), further permits in (E), and further approvals from Council listed in (F);

And

The assessment manager does not consider that the assessment manager's decision conflicts with a relevant instrument.

(A) APPROVED DEVELOPMENT: Development Permit for Operational Works - Bulk Earthworks (Water Storage Dam)

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
-	Site Layout and Transfer Pipe Locations	Baiada Poultry	-

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) General

- (i) All operational works must be designed and constructed in accordance with the procedures as set out in the FNQROC Development Manual.
  - (ii) Development must be carried out substantially in accordance with the approved plans included in the Structural Report prepared by LeBlanc Group (Ref: Z 20441CS) dated 3/07/2020, and the facts and circumstances of the use as submitted with the application, and subject to any alterations:
    - found necessary by the Council's Delegated Officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements;
    - to ensure the works comply in all respects with the requirements and procedures of the FNQROC Development Manual and good engineering practice; and
    - to ensure compliance with the following conditions of approval.
  - (iii) Council's examination of the documents should not be taken to mean that the documents have been checked in detail and Council takes no responsibility for their accuracy. If during construction, inadequacies of the design are discovered, it is the responsibility of the Principal Consulting Engineer to resubmit amended plans to Council for approval and rectify works accordingly.
  - (iv) Note, this approval is for a water storage dam only. The dam is NOT to be used for swimming. If it is to be used for swimming then a separate Development Permit will need to be obtained for building work.
- (b) Filling or excavation (excluding access roads) is not permitted within 1.5 metres of any property boundary.
- (c) Hours of Work
- (i) Work involving the operation of construction plant and equipment of any description, shall only be carried out on site during the following times:
    - 7.00am to 6.00pm, Monday to Friday;
    - 7.00am to 1.00pm Saturdays;
    - No work is permitted on Sundays or Public Holidays.
  - (ii) No variation to the above working hours is allowed unless otherwise agreed in writing by Council.
- (d) Transportation of Soil
- (i) All soil transported to or from the site must be covered to prevent dust or spillage during transport. If soil is tracked or spilt onto the road pavement from works on the subject land, it must be removed no later than at the end of each working day. Sediment must not enter Council's stormwater drainage network.
- (e) Dam Construction
- (i) Dam construction must be undertaken in accordance with design plan and engineering notes submitted with the application.

- (ii) Within three (3) months following the completion of construction of dam works, any disturbed areas are grassed to provide a coverage of at least 8m<sup>2</sup> in every 10m<sup>2</sup> to minimise the potential for erosion or dust.
- (iii) At the completion of construction, the applicant/developer is to provide Council with certification from a RPEQ engineer confirming that the dam has been constructed in accordance with the certified design plan and engineering advice listed in (i) above.

(D) RELEVANT PERIOD

When approval lapses if development not started (s.85)

- Any other development – two (2) years (starting the day the approval takes effect).

(E) OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS

- Nil

(F) OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS

- Nil

## DECISION BY DELEGATE

## DECISION

Having considered the Planning Officer's report detailed above, I approve, as delegate of Council, the application subject to the conditions listed in the report.

Dated the 29<sup>TH</sup> day of OCT 2020



**BRIAN MILLARD**  
**SENIOR PLANNER**

MAREEBA SHIRE  
AS DELEGATE OF THE COUNCIL



## ATTACHMENT 1

## APPROVED PLANS

